

East Hampshire District Council

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Memorandum

To: Nicky Powis
From: Simon Downs
Our Ref: **SERV/55046/09**
Your Ref: 52190
Date: 26 November 2009

Re: 5 Bakers Field, Greatham, Liss, GU336EX

According to historical map records the above development does not lie upon or adjacent to potentially contaminated land, as such Environmental Services has no objections to planning permission being granted.

However, as a development sensitive to contamination and in accordance with PPS23 Planning and Pollution Control, of which s.2.40 states:

'Because of the widespread occurrence of contamination, the possibility [of contamination] should ALWAYS be considered, regardless of past land use, when development is proposed involving or introducing a particularly sensitive use such as housing with gardens, schools, nurseries or allotments.'

the following standard planning conditions for dealing with contaminated land should be added to the Decision Notice:

IC05a
IC06
IC07

PPS23 further comments in s.25 that:

'As a minimum, after carrying out the development and commencement of its use, the land should not be capable of being determined as contaminated land under PartIIA of the EPA 1990.'

In addition, to ensure the developer is able to properly discharge these conditions their attention should be drawn to the key documents referenced within the informative below:

Environmental Services recommends developers follow the risk management framework

provided in 'CLR 11 – Model procedures for the Management of Land Contamination' when dealing with land affected by contamination and 'Planning Policy Statement 23 – Planning and Pollution Control'. A leaflet entitled "Development on Potentially Contaminated Land" is available as a download on the following East Hampshire District Council website <http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/a102035b400206d780256c2a0034783b/7685aaac1f5cda6e8025753e005b5314?OpenDocument>, or can be obtained from Environmental Services.

Simon Downs
Contaminated Land Officer